

List of Acronyms

The following acronyms found throughout the Land Use Plan are defined herein.

ABAG – Association of Bay Area Governments

ADA – Americans with Disabilities Act

ADT – average daily traffic

ADU – accessory dwelling unit

ADWF – average dry weather flow

ARB – California Air Resources Board

BAWSCA – Bay Area Water Supply and Conservation Agency

BFE – Base Flood Elevation

BMP – best management practice

BMR – below market rate

BOD – biochemical oxygen demand

CBPP – San Mateo County Comprehensive Bicycle and Pedestrian Plan

C/CAG – San Mateo City/County Association of Governments

Cal OES – California Governor’s Office of Emergency Services

CCC – California Coastal Commission

CCT – California Coastal Trail

CCWD – Coastside County Water District

CDFW – California Department of Fish and Wildlife

- CDP** – coastal development permit
- CESA** – California Endangered Species Act
- CEQA** – California Environmental Quality Act
- CFPD** – Coastside Fire Protection District
- CIP** – Capital Improvement Program
- CLT** – Coastside Land Trust
- CMP** – Congestion Management Program
- CNDDDB** – California Natural Diversity Data Base
- CNPS** – California Native Plant Society
- CNRA** – California Natural Resources Agency
- CRHR** – California Register of Historical Resources
- CRLF** – California red-legged frog
- CTMP** – San Mateo County Comprehensive Transportation Management Plan
- CTP** – Coastal Terrace Prairie
- CWA** – Clean Water Act
- DB** – density bonus
- DUs** – dwelling units
- DWR** – State Department of Water Resources
- EIR** – Environmental Impact Report
- EPA** – U. S. Environmental Protection Agency
- ESHA** – environmentally sensitive habitat area
- EV** – electric vehicle
- FAR** – floor area ratio
- FEMA** – Federal Emergency Management Agency

FESA – Federal Endangered Species Act

FIRM – Flood Insurance Rate Map

GI – green infrastructure

GIS – Geographic Information Systems

gpd – gallons per day

GSCSD – Granada Sanitary Community Services District

I/I – infiltration and inflow

IP – Implementation Plan

IPS – Intertie Pipeline System

JPA – Joint Powers Authority or joint powers agreement

LAFCo – San Mateo Local Agency Formation Commission

LCP – Local Coastal Program

LHMP – Local Hazard Mitigation Plan

LID – low impact development

LOS – level of service

LRA – Local Responsibility Area

LUP – Land Use Plan

LUST – leaking underground storage tank

MGY – million gallons per year

MHTL – mean high tide line

MMPA – Marine Mammal Protection Act

MSFA – Magnuson-Stevens Fishery Conservation and Management Act

MTB – maximum theoretical buildout

MTC – Metropolitan Transportation Commission

MWSD – Montara Water and Sanitary District

NEPA – National Environmental Policy Act

NFIP – National Flood Insurance Program

NHPA – National Historic Preservation Act

NMFS – National Marine Fisheries Service

NOAA – National Oceanic and Atmospheric Administration

NPDES – National Pollutant Discharge Elimination System

NRC – National Research Council

NRCS – Natural Resource Conservation Service

NRHP – National Register of Historic Places

NWIS – California Historical Resources Information System Northwest Information Center

OCOF – Our Coast Our Future

OHWM – ordinary high-water mark

PCA – Priority Conservation Area

PD – Planned Development

POST – Peninsula Open Space Trust

PPH – persons per household

PDWF – peak wet weather flow

PUD – Planned Unit Development

PWWF – peak dry weather flow

R&D – research and development

RTP – Regional Transportation Plan

RV – recreational vehicle

RWQCB – Regional Water Quality Control Board

SAM – Sewer Authority Mid-Coastside

SF – square feet

SFGS – San Francisco garter snake

SFPUC – San Francisco Public Utilities Commission

SFWD – San Francisco Water Department

SGMA – Sustainable Groundwater Management Act

SPD – shoreline protective device

SRA – State Responsibility Area

SSMP – Sewer System Management Plan

SWPPP – Storm Water Pollution Prevention Program

SWRCB – California State Water Resources Control Board

TDM – transportation demand management

TDR – transfer of development rights

TMDL – total maximum daily loads

USACE – U.S. Army Corps of Engineers

USFWS – U.S. Fish and Wildlife Service

USGS – U.S. Geological Survey

UWMP – Urban Water Management Plan

VHFSZ – Very High Fire Severity Zone

VMT – vehicle miles traveled

WUI – Wildland-Urban Interface

WSCP – Water Shortage Contingency Plan